



Bellevue Development Committee

September 10, 2025 Meeting Notes

1. Networking and Welcome – Rebecca Horner

2. Welcome Steph Collier, Small Business and Public Space Manager

3. Public Facing Performance Dashboards – Jake Hesselgesser

- Purpose of the dashboards: Create more transparency and accountability by providing clear and accessible performance data to the public.
- Permit timelines – reporting city and applicant time for all permit types, across all disciplines.
- Will report on application intake, first review decision, revision cycle decision, applicant time, overall timelines, SB 5290 reporting.
- Permit pipeline data – Application volumes, issued permits, new housing units, inspection volumes.

4. Economic Development Plan Update – Jesse Canedo and Corbin Hart

- Guiding principles – diversified and resilient economy, small businesses and entrepreneurship, partnerships and implementation tools, creative economy, tourism, public spaces.
- Schedule – Council Kickoff Dec. 2024, consultant onboarding Jan –Feb, data analysis and community engagement Mar – July, framework development July – Aug, strategy development Aug-Dec, final adoption Dec 2025
- Plan to finish in 2031, aiming to have 22,000 jobs.
- Office Vacancy Projections – projecting Bellevue downtown to return back to the 10% vacancy rate. Eastgate neighborhood projected to rise to 42% vacancy rate.

- Community engagement – Who they talked to: focus groups, interviews, small business walks, business interviews, business surveys, permit assistance, arts programming. Focus on closing gaps in specific topic areas or areas identified by council. They received the most response from small business, about 97% of Bellevue business is small business.
- Community engagement – What they heard: Strengths include quality of life, growth potential, location and accessibility. Challenges include high cost of living and business, navigating permitting, traffic congestion, legislative and regulatory environment.
- Community engagement opportunities – Bellevue is positioned well for new sectors, investment in arts and cultural initiatives, can leverage existing public space/new transit connectivity/utilize creative spaces.

5. Code and Policy Update

- BelRed Look Forward LUCA – Josh Steiner
 - Focusing on the local street system in BelRed
 - The look forward is an opportunity to have the code fully meet the potential for the area. Updated policy as well as code.
 - These updates to the code occurred in early 2024. These policies went to council and were adopted in Oct. 2024.
 - Policies were updated to better reinforce provision for local streets in BelRed while providing more flexibility.
 - CMO implementation report – Share out the implementation report that was launched in 2021. This was developed in response to feedback received implementing Local Streets. This was requested by the CMO, completed by staff, and reviewed by leadership, however not adopted by council or recommended by Planning Commission or Transportation Commission.
 - Key takeaways – Daylight Goff Creek, preference for street alignment, local street half street, green street half street, local street 61 ft dedicated ROW, formation of “BelRed Infrastructure Fund” or similar.
 - Staff suggestions – generate ideas on potential amendments to respond to perceived challenges, these ideas are an effort to compile potential tools to be utilized in Local Street amendments.
 - Maintain existing Local Streets maps with revisions
 - Remove completed street segments from map of future Local Streets
 - Maintain Green Streets on Local Street map to help serve important east – west mobility and sustainability goals.

- All other local streets are by default intended to prioritize pedestrian, bicycle/rolling mobility, and vehicular local street traffic, with a smaller minimum footprint.
- Local street (non-Green Street) cross-section modeled after adopted Wilburton Enhanced Flexible Access Corridor as minimum cross-section requirements; dimensions can be increased by development if preferred to meet site context.
- Relax on-street parking requirements – only require in specific areas, such as adjacent to 130th Retail corridor, where important for economic development. On-street parking can be provided by development if desired.
- All local streets and arterials shall be connected at intersections with a maximum intersection offset of 6 feet per leg. Intersection location is flexible beyond 6 ft offset or as requested and coordinated through development review. Mid-block pedestrian crossings and service access corridors do not need to be connected at intersections.
- Maintain 1,200 ft max block perimeter requirement for all parcels adjacent to a Local Street. No expansion of local street of local street locations.
- Group exercise – Highlight items that would be most useful in addressing perceived challenges. Highlight items that are not useful in addressing challenges. Are there any new problems and solutions?
- Group exercise report out – Notes turned into team.
- General Updates – Kristina Gallant
 - HOMA at Planning Commission tonight, requesting a future public hearing.
 - CAO at Planning Commission on September 24th, full revised draft releasing with meeting packet. Will be asking to schedule a public hearing.
 - State mandates:
 - Co-Living LUCA is on a fast track, to be reviewed by Council and adopted by EOY.
 - Parking Reform SB 5184 – set for Council initiation early 2026
 - Other simple 2026-2027 mandates to be incorporated in Omnibus LUCA planned for early 2026.
 - Holding first Code and Policy townhall meeting on Nov. 17, evening meeting – will share a broader understanding of what is happening now and share what is going to be happening in 2026.
 - BelRed code amendment timeline – outreach through October, first draft LUCA in December.

6. Closing– Facilitator

Next Meeting: Oct. 8, 2025

Bellevue Development Committee Agenda Committee Members

- Patrick Bannon, Bellevue Downtown Association
- Joe Fain, Bellevue Chamber of Commerce
- Rebecca Horner, City of Bellevue
- Patience Malaba, Housing Development Consortium Seattle-King County
- Tim McKey, Sellen Construction
- Veronic Shakotko, Master Builders Association of King and Snohomish Counties

The purpose of the BDC meetings is to have an inclusive forum where the development industry and others can provide input and collaborate with city staff about concerns, challenges and solutions related to permitting, entitlement and code amendments. Participants acknowledge and agree that while communications in these meetings may refer to an actual permit, land use or code amendment project, they are for illustrative purposes only. As such, these communications are not considered comments or responses for any associated project and will not be kept as part of the project record or file.



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